

**COAL CITY PLANNING AND ZONING BOARD MEETING
MARCH 7, 2016**

At 7 p.m. on Monday, March 7, 2016, chairman Georgette Vota called to order the regular meeting of the Coal City Planning and Zoning Board in the boardroom of the Village Hall. Roll call-Members Gerald Heavens, Maria Lewis, Max Valdez, John Hawkinson, Walt Mahaffey and Irving DeWald. Also in attendance was Matt Fritz, village administrator and Richard "Bob" Malone, building and zoning official.

The minutes of the February 1, 2016 meeting were presented for approval. Lewis moved to approve the minutes as written, second by Hawkinson. Roll call-Ayes; Heavens, Lewis, Valdez, Hawkinson, Mahaffey and DeWald. Nays; none. Pass; Vota. Motion carried.

ZONING BOARD OF APPEALS

PUBLIC HEARING

Conditional Use Permit
67 S. Broadway
Kristin Kotara

Luke Kotara was present representing Kristin Kotara at the public hearing. All who wish to speak at the Public Hearing were sworn in by the Village Clerk. The property located at 67 S. Broadway is presently two restaurants; The Taste of Mexico and The Grill. The conditional use permit is for the north side of the building which now is The Taste of Mexico restaurant. The property will be converted into a café, serving wine, beer, soft drinks and food with an area for video gaming. There will be a three drink maximum on the alcoholic beverages and a Class A liquor license will be applied for if the conditional use is granted. The café, Emma's, will service sandwiches and breakfast foods. The seating will be for less than 20 people. The parking lot will be resurfaced and striped for parking with on street parking offered. There are no immediate plans for the south side of the building which presently houses The Grill. That section will be renovated and leased/rented to another party. The present shed/storage unit on the rear of the property will be demolished and the façade will be replaced to match the existing exterior. Mr. Fritz explained the classification of the liquor license and the necessity of the conditional use permit to conduct the business being suggested by the Kotara's.

From the audience, Sandy Vyas owner of the property north of the property in question asked several questions regarding:

- Video Gaming machines and maximum pay outs

Handwritten signature

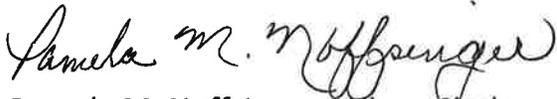
- Restaurant parking; she does not want her parking lot to be used by the restaurant's customers
- Legality of stopping restaurant parking in her parking lot; Board suggested signage and possible fencing/barricades across front of parking lot

Mr. Kotara said that deliveries would be in the rear of the building and that an entrance and common area would be constructed. The hours of operation are 8 a.m. to 12 a.m. The building is constructed on a crawl space. The Board suggested that the exit door on the north side of the property be excluded since it exists onto Mrs. Vyas parking lot. Mr. Malone said it is not necessary for the 2nd exit door and that it could be eliminated. Hawkinson moved to approve the conditional use permit at 67 S. Broadway with the conditions that the owner eliminate the exit door on the north side of the building, create a back door exit and construct the façade per standards, second by Valdez. Roll call-Ayes; Heavens, Valdez, Vota, Hawkinson, Mahaffey and DeWald. Nays; Lewis. Motion carried. The recommendation will be presented to the Village Board at their next meeting.

Mr. Fritz initiated discussion regarding the appeals process in the Village. The appeals process is found in Chapter 32 of the Village Code. Discussion included:

- Matt Fritz is the designated zoning administrator
- Process and steps of the appeals process were presented and discussed
- Hearings would be held before the Zoning Board of Appeals
- Chapter 32-71 Powers to be reviewed for changes
- Mr. Malone stated there has been 2492 building inspections performed since June 2015
- Contractor disputes and building discrepancies would be subject to the appeals process
- Appeals hearings would be heard at the regular Planning and Zoning Board meetings

Mahaffey moved to adjourn the meeting, second by DeWald. All signified by saying aye. No one opposed. Meeting was adjourned at 7:40 p.m.


Pamela M. Noffsinger, Village Clerk